



Department of Development Services  
205 Lawrence Street  
Marietta, Georgia 30060  
Brian Binzer, Director

---

## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:**                      **Z2013-06**                      **LEGISTAR#: 20121330**

**LANDOWNERS:**                      **Good, Michael P & Harris, Gail**  
   **1343 Gresham Rd NE**  
   **Marietta, GA 30062**

**APPLICANT:**                        **City of Marietta**  
   **205 Lawrence Street**  
   **Marietta, GA 30060**

**AGENT:**                                **n/a**

**PROPERTY ADDRESS:**              **Powder Springs St**

**PARCEL DESCRIPTION:**            **17 01480 0050**

**AREA:**                      **1.995 acres**                      **COUNCIL WARD:**                      **3**

**EXISTING ZONING:**                  **O&I (County)**

**REQUEST:**                          **OI (City)**

**FUTURE LAND USE MAP**  
**RECOMMENDATION:**    **CAC**

**REASON FOR REQUEST:** **This is a city-initiated island annexation of one parcel.**

**PLANNING COMMISSION HEARING:**                      **Tuesday, February 5, 2013**

**CITY COUNCIL HEARING:**                                      **Wednesday, February 13, 2013**

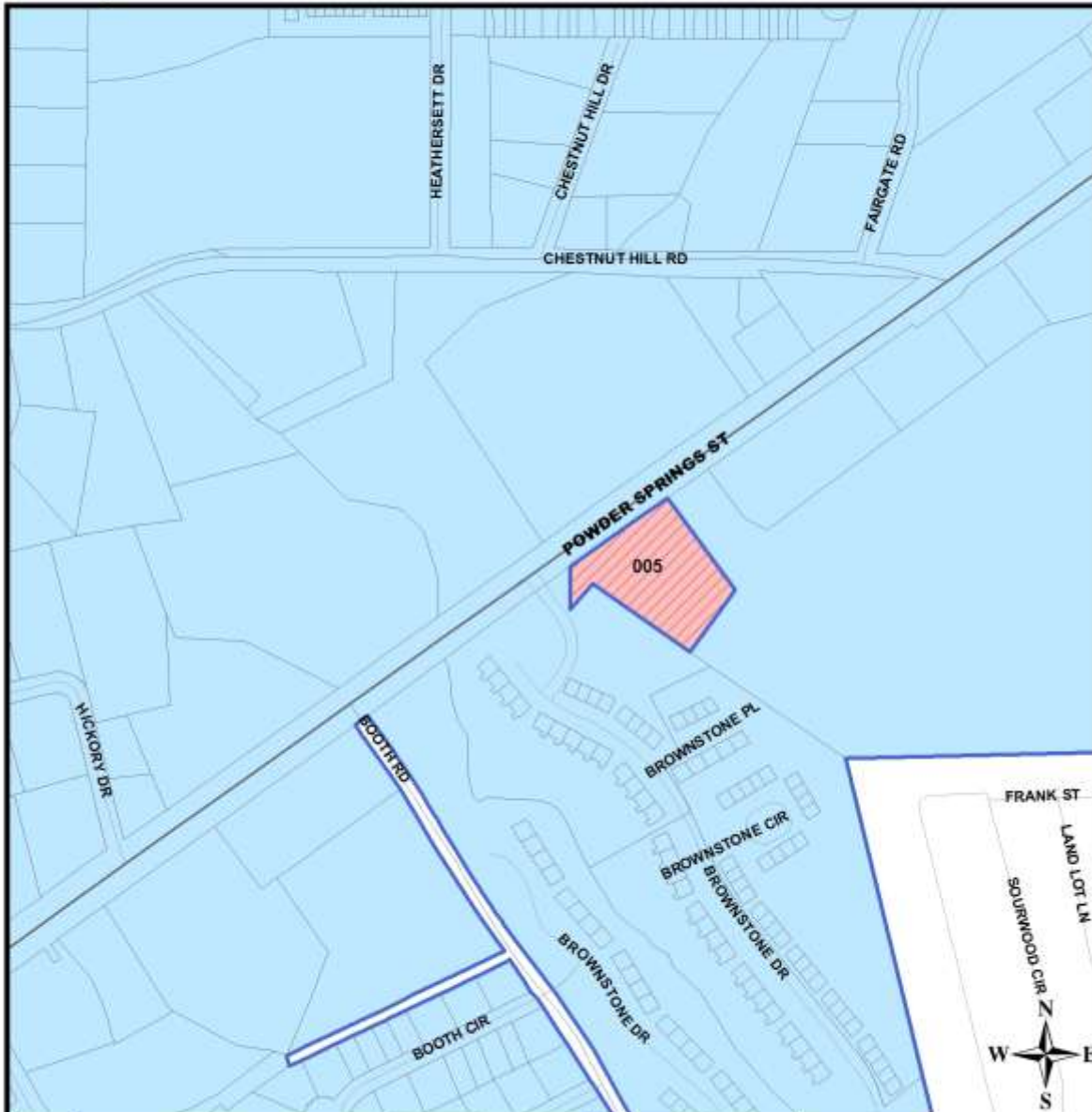
## ANNEXATION MAP



### Island Annexation

#### *Powder Springs Street Area*

February 2013 - A2013-03 - Z2013-06

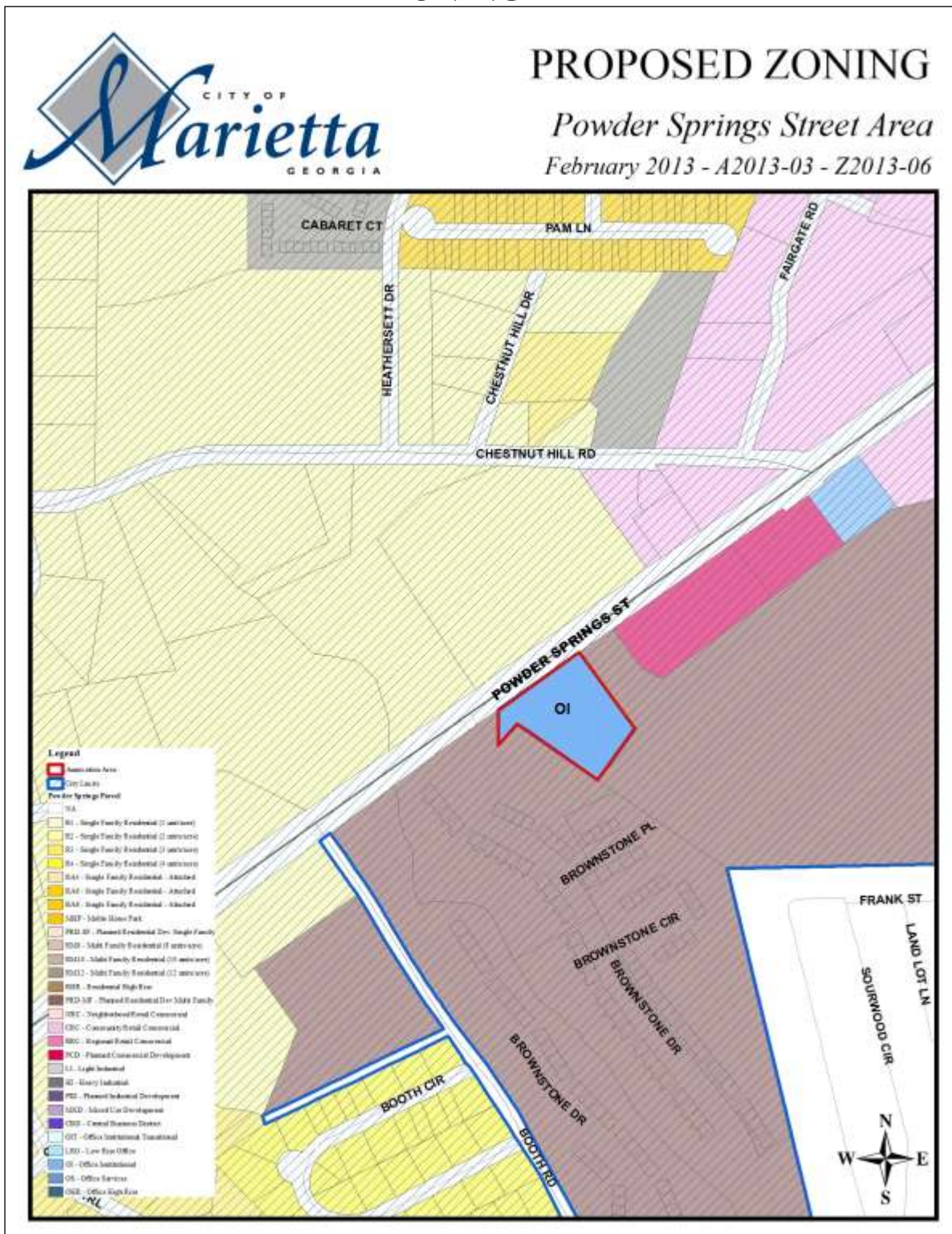


	PIN	Property Address	Cobb County Zoning	Proposed City Zoning	Cobb FLU	Proposed City FLU
39	17014800050	Powder Springs St, SW	O&I	OI	CAC	CAC

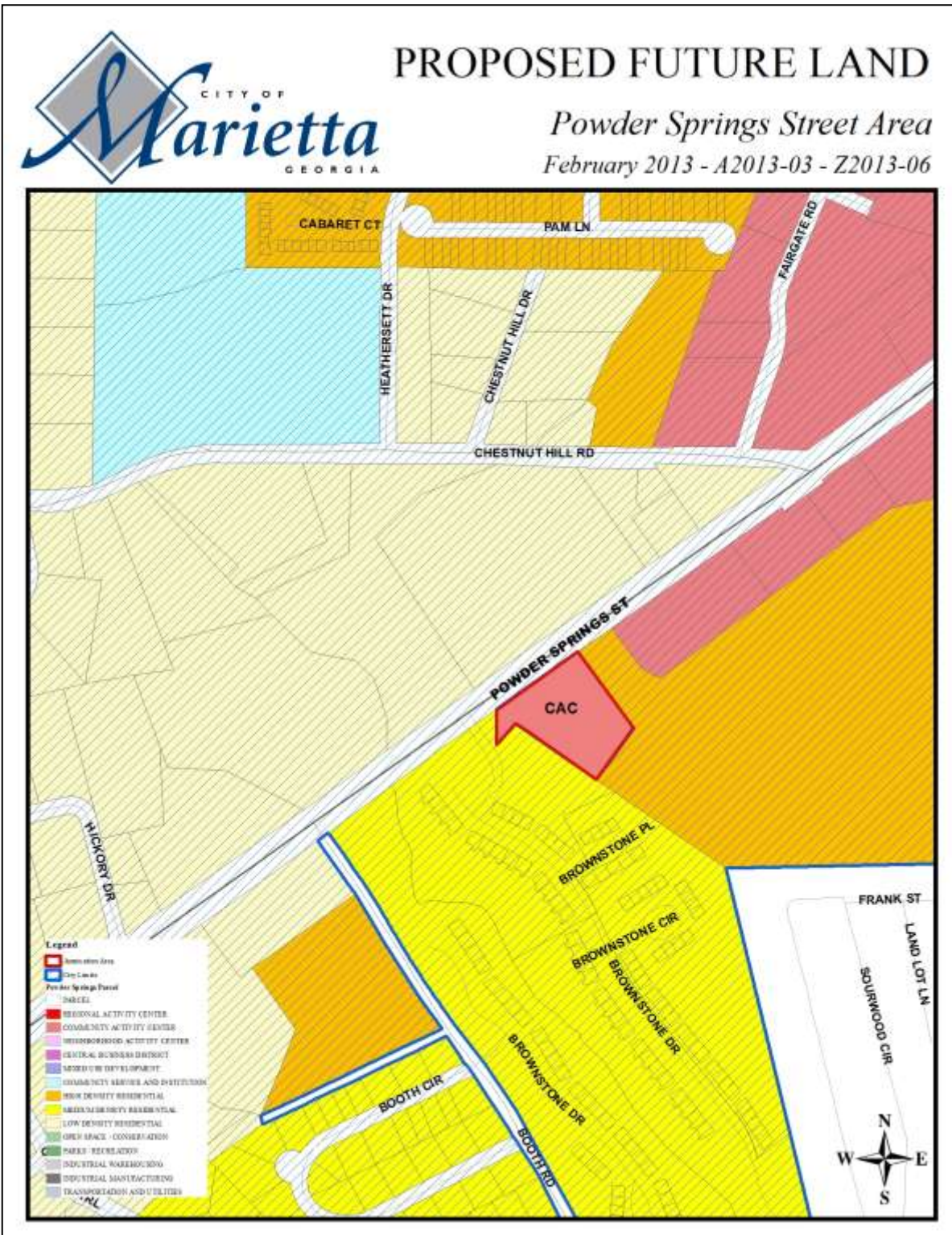
#### Legend

- City Limits
- Annexation Area
- Powder Springs Parcel

# ZONING MAP



## FLU MAP



**PICTURES OF PROPERTY**



**Parcel to be annexed and rezoned**



**Parcel to be annexed and rezoned**

---

## STAFF ANALYSIS

### *Location Compatibility*

On December 12, 2012 City Council authorized staff to advertise (#20121217) the annexation, rezoning and future land use assignment of the subject property. The parcel is located on Powder Springs Street within unincorporated Cobb County and zoned O&I (Office and Institutional). The City is proposing to annex and rezone this two acre parcel to OI (Office Institutional) in the city, resulting in the elimination of an unincorporated island.

The subject property consists of a vacant, heavily wooded lot completely surrounded by properties in the City. To the east, south, and west is Brownstone Square, a condominium community zoned PRD-MF (Planned Residential Development Multi Family). Across Powder Springs Street to the north is property used residentially and zoned R-2 (Single Family Residential – 2 units per acre).

### *Use Potential and Impacts*

The current use of the subject parcel as an undeveloped lot should not subject any adjacent property owners to negative effects. Neighboring properties will be impacted if the property is eventually developed under the OI district regulations. However, regulations addressed within the Zoning Ordinance, such as tree and buffer requirements, are in place to minimize the negative effects a development may have. In addition, the negative effects that may be generated by development will not be increased by the City's annexation and rezoning of the property to OI.

The proposed Future Land Use (FLU) for this property is CAC (Community Activity Center) for multiple reasons. The property's FLU is currently classified as CAC in the County. Also, the property's proposed zoning of OI is compatible with the CAC FLU designation, which is intended to encourage low to medium intensity offices located on collector and arterial streets.

### *Environmental Impacts*

The subject property does not appear to contain any streams, floodplain, wetlands, or endangered species.



---

### *Economic Functionality*

It is unclear why the subject property has never been developed. It is in an accessible location and contains a comfortable amount of square footage for development under its current (O&I) and proposed (OI) zoning.

### *Infrastructure*

Because the property is zoned OI, there will be no impact on the Marietta School System. There will also be no additional right of way obtained with this annexation. As a result, there will be no additional demands placed on the City's education, water, transportation, electrical, and sewer infrastructure as a result of this annexation and rezoning.

As part of the 2005 SPLOST, the City is proposing a sidewalk on the south side of Powder Springs Street that will impact this property.

### *History of Property*

There is no history of variances, rezoning, or special land use permits on file in City records because the subject property has been located within Cobb County.

### *Other Issues*

If annexed and rezoned into the City, the property will be subject to the Commercial Corridor Design Overlay regulations for Tier B because of its proximity to Powder Springs Street.



---

## ANALYSIS & CONCLUSION

The City is proposing to annex and rezone an unincorporated island on Powder Springs Street zoned O&I (Office and Institutional) in the County to OI (Office Institutional) in the City. The subject property consists of a vacant, heavily wooded lot completely surrounded by properties in the City.

The current use of the subject parcel as an undeveloped lot should not subject any adjacent property owners to negative effects. Neighboring properties may be impacted if the property is eventually developed under the OI district regulations. However, development regulations, such as tree, buffer and stormwater requirements, are in place to minimize the negative effects a development may have on another. In addition, the negative effects that may be generated by development will not be increased by the City's annexation and rezoning of the property to OI.

The proposed Future Land Use (FLU) for this property is CAC (Community Activity Center) for multiple reasons. The property's FLU is currently classified as CAC in the County. Also, the property's proposed zoning of OI is compatible with the CAC designation, which is intended to encourage low to medium intensity offices located on collector and arterial streets.

Prepared by: \_\_\_\_\_

Approved by: \_\_\_\_\_



## DATA APPENDIX

### ***CITY OF MARIETTA - WATER***

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

### ***CITY OF MARIETTA - SEWER***

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F

Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?



---

## DATA APPENDIX CONTINUED

### *DRAINAGE AND ENVIRONMENTAL CONCERNS*

---

Does flood plain exist on the property?	NO
What percentage of the property is in a floodplain?	---
What is the drainage basin for the property?	
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Olley Creek
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	---
Are the storm water issues related to the application?	---
Potential presence of endangered species in the area?	NO

### *Transportation*

---

What is the road effected by the proposed change?	Powder Springs Street
What is the classification of the road?	Arterial
What is the traffic count for the road?	37720 AADT 2-way
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	YES
Transportation improvements in the area?	YES
If yes, what are they?	Streetscapes



---

## DATA APPENDIX CONTINUED

### ***EMERGENCY SERVICES***

---

Nearest city or county fire station from the development? Marietta Station #54

Distance of the nearest station? 0.3 miles

Most likely station for 1<sup>st</sup> response? Marietta Station #54

Service burdens at the nearest city fire station (under, at, or above capacity)? None

### ***MARIETTA POWER - ELECTRICAL***

---

Does Marietta Power serve this site? Yes \_\_\_\_\_ No \_\_\_\_\_

If not, can this site be served? Yes \_\_\_\_\_ No \_\_\_\_\_

What special conditions would be involved in serving this site?

Additional comments: N/A – No building address to reference and no impact from BLW perspective on Island Annexation.